

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS PLANNING BOARD
MONDAY, JANUARY 24, 2022 at 7:30 P.M.**

Members Present: Mayor Barberio, Mr. Dadheech, Councilman de Pierro,
Mr. Meth, Mr. Napolitano, Ms. Vealey, Chairman Dinsmore

Also Present: Stuart Wiser, Planner, ARH
Andrew Cangiano, Engineer, GPI
Daniel Lagana, Attorney, Cleary, Giacobbe, Alfieri, Jacobs

Absent: Ms. Jain, Mr. Mele, Mr. Stanziale, Mr. Von Achen

Announcement is made that adequate notice of this meeting has been given and that it is being conducted in accordance with N.J.S.A. 10:4-6 et seq. of the New Jersey "Open Public Meetings Act".

Pledge of Allegiance

The meeting is opened to the General Public.

Roll Call

Pledge of Allegiance

Resolutions:

Application No. 21:527 (Minor Committee)
1719 Route 10 LLC
1719 Route 10, Block: 200 Lot: 1
Minor Site Plan for courtyard improvements.

Mr. Dadheech made a motion to approve the Resolution; second by Ms. Vealey.

Approved by all.

Application No. 21:514
Metem
700 Parsippany Road
Block: 739 Lot: 2
Site Plan/"C" Variance for a temporary tent, office, electric room, chiller and related items.

Mr. Napolitano made a motion to approve the Resolution; second by Mr. Dadheech.

Approved by all.

Application No. 21:523

7 Entin Realty Associates

7 Entin Road, Block: 202 Lot: 9.03

Preliminary and Final Major Site Plan for installation of roof top solar panels and construction of car ports.

Resolution will be approved at the next meeting.

Agenda:

Application No. 21:517

Onyx Equities

2 Hilton Court

Block: 202 Lot: 3.10

Preliminary and Final Major Site Plan

Major Soil Moving Permit to construct a warehouse facility.

Steve Tombaliakian, Attorney from Weiner Law Group was present on behalf of the applicant to demolish existing improvements on the subject site and to construct a warehouse and office building as well as site improvements including parking, landscaping and lighting.

The Board Planner reviewed the requested waivers with Mr. Meth making a motion to approve; second by Mr. Napolitano.

Approved by all.

Witness, Matthew Flath, Vice President of Onyx Equities, spoke of his background with the company and the type of tenants they look for in regard to industrial storage retail. The goal is for a single tenant, though possibly two.

Chairman Dinsmore opened the floor to the public to ask questions of the witness.

Jim and Brian deBarbieri, Licensed Professional Architects, were sworn and qualified.

Exhibit A-1, Floor Plan, was presented to illustrate the proposed warehouse/office space with 108,000 sq. ft. dedicated to the warehouse and 10,800 sq. ft. office space. The office space will consist of two levels. Also proposed are 22 truck loading bays; seven on the south side and 15 on the west side.

Exhibit A-2, Exterior Elevations. Windows and façade features will break up the face of the building. The loading docks will be covered to keep product from the elements. The proposed building height is 42.8 ft. which is less than the existing building height.

Exhibit A-3, Roof Plan, was presented to illustrate the roof top equipment.

Exhibit A-4, Colorized Exterior Elevation, was presented.

Exhibit A-5, Site Aerial. Parking will be to the front of the building facing Hilton Court with the loading bays to the south and west.

Chairman Dinsmore opened the floor to the public to ask questions of the witness.

Witness, Fronz Laki, Licensed Professional Engineer, was sworn by the Board Attorney and testified to the subject lot and surrounding properties. Although the current site is developed, it has been vacant for a number of years. Two interconnections from adjoining properties will be blocked with bollards and chains to prevent non-emergency traffic. 127 parking spaces are proposed with additional parking around the campus should it be needed. Trucks will enter the site from 2 Hilton Court. Trucks that will access the loading bays on the south side will drive around the westerly side of the building with trucks driving around the easterly side of the building for the 15 bays to the rear. There will be circulation around the site due to environmental limitations.

When the current site was developed a stream was relocated to the southern portions of the site and discharges into a wetlands area across Dryden Way. There is a flood hazard area and 25 ft. riparian buffer.

Proposing porous asphalt is proposed in the fire zone to the rear of the building and parking areas which will help to control water run-off.

Three electric vehicle stations and four ADA spaces will be located outside the office building. Landscaping is proposed around the building with much of the existing landscaping and trees left untouched. Multiple fire access areas are located around the lot. Wall pack and building mounted units will be installed around the outside of the building, with pole mounted lights installed round traffic islands and the perimeter of the site. The proposed lighting will not spill over into the adjoining lots or onto Route 10.

The trash will be handled within one of the bays. If it is found that an enclosure is needed, the applicant will come back to the board for approval.

There was discussion of the possible need for a generator. While it is not proposed at this time, the applicant will come back to the board for approval if necessary.

The existing monument sign at the entrance to the site will remain and be refaced. Proper applications will be made for building signs.

The applicant will comply with all comments of the Board Engineer as well as the township departments. As to the comments of the water department, the water usage was not based on an occupied building. The proposed water usage will be 4,000 gallons per day, less than what a fully occupied office building would use.

Exhibit A-6, Emergency Access was presented to illustrate a fire truck entering, circulating and leaving the site.

Chairman Dinsmore opened the floor to the public to ask questions of the witness.

Witness, Joseph Staiger, Professional Traffic Engineer, was sworn by the Board Attorney and testified that a three-part traffic study was performed which consisted of existing conditions, traffic caused by development and assessing the impacts to make sure operates safely and efficiently.

The existing traffic conditions were looked at, bumped up by growth rates and other area projects to establish base traffic volume. Also looked at is the traffic volume the proposed site will generate.

40 trips per hour is expected with the proposed. Five to six of the 40 will be large trucks during morning and evening peak hours. Most traffic will come to and from Route 10 with truck traffic to and from Route 287.

Chairman Dinsmore opened the floor to the public to ask question of the witness.

Witness, John McDonough, Licensed Professional Planner, was sworn by the Board Attorney and spoke of the planning aspects of the application. The proposed use is a permitted use and will be a new use to this location.

Exhibit A-7, 7 Page Visual of the subject lot was presented to the Board. The pictures were drone photos of the landscape, campus and turnaround on Route 10.

Chairman Dinsmore opened the floor to the public to ask questions of the witness.

The applicant's attorney summed.

Chairman Dinsmore opened the floor to the public to speak in support or opposition of the application.

Mr. Meth made a motion to approve the application subject to flood hazard varication; condition of highlands, sidewalk to Hilton Court, exterior refuse container; Wayfinding sign plan, an additional ADA space, resubmit plans with correction, right turn out of site (use Route 10); best efforts to have one ADA space with charging station; second by Mr. Dadheech.

Approved by all.

Motion to adjourn.